

056.A

0009

0002.0

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
253,500 / 253,500  
253,500 / 253,500  
253,500 / 253,500

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		OLD COLONY LN, ARLINGTON

## OWNERSHIP

Owner 1:	OLD COLONY REALTY PARTNERS LLC	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo

with a Condo Garden Building built about 1965, having primarily

Brick Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4

Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	253,500			253,500		150703
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

Total Card	0.000	253,500		253,500	Entered Lot Size
Total Parcel	0.000	253,500		253,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	347.26	Land Unit Type:

Parcel ID	056.A-0009-0002.0
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!4749!

## USER DEFINED

Prior Id # 1: 150703

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	253,500	0	.	.	253,500	253,500	Year end	12/23/2021
2021	102	FV	249,900	0	.	.	249,900	249,900	Year End Roll	12/10/2020
2020	102	FV	242,800	0	.	.	242,800	242,800	Year End Roll	12/18/2019
2019	102	FV	223,500	0	.	.	223,500	223,500	Year End Roll	1/3/2019
2018	102	FV	184,800	0	.	.	184,800	184,800	Year End Roll	12/20/2017
2017	102	FV	171,900	0	.	.	171,900	171,900	Year End Roll	1/3/2017
2016	102	FV	171,900	0	.	.	171,900	171,900	Year End	1/4/2016
2015	102	FV	162,000	0	.	.	162,000	162,000	Year End Roll	12/11/2014

## SALES INFORMATION

## TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No		
	18249-339		6/1/1987			No	No	N	

## PAT ACCT.

Date	Result	By	Name
10/10/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
Sign:	VERIFICATION OF VISIT NOT DATA		

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 9.															
Sty Ht: 1	- 1 Story			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 3	- BrickorStone			A 3QBth:	Rating:																		
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																		
Prime Wall: 7	- Brick			A HBth:	Rating:																		
Sec Wall:				OthrFix:	Rating:																		
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																		
Color: BRICK				A Kits:	Rating:																		
View / Desir: N	- NONE			Fpl: 0	Rating: Average																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																		
Grade: C	- Average			<b>CONDOS INFORMATION</b>																			
Year Blt: 1965	Eff Yr Blt:			Location: F	- Front																		
Alt LUC:	Alt %:			Total Units:																			
Jurisdict:	Fact: .			Floor: 1	- 1st Floor																		
Const Mod:				% Own: 0.552500010																			
Lump Sum Adj:				Name: 24	- 6039																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD				Phys Cond: AV	- Average			30.	%			Exterior:											
Prim Int Wal: 2	- Plaster			Functional:								Interior:											
Sec Int Wall:				Economic:								Additions:											
Partition: T	- Typical			Special:								Kitchen:											
Prim Floors: 4	- Carpet			Override:								Baths:											
Sec Floors:				Total:	30.6			%				Plumbing:											
Bsmnt Flr:				<b>CALC SUMMARY</b>								Electric:											
Subfloor:				Basic \$ / SQ: 325.00								Heating:											
Bsmnt Gar:				Size Adj.: 1.32191777								General:											
Electric: 3	- Typical			Const Adj.: 1.06018400								<b>SUB AREA</b>											
Insulation: 2	- Typical			Adj \$ / SQ: 455.480								<b>SUB AREA DETAIL</b>											
Int vs Ext: S				Other Features: 32756								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Heat Fuel: 3	- Electric			Grade Factor: 1.00								GLA	Gross Liv Ar	730	455.480	332,500							
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100	% AC: 100			LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 365256																			
% Com Wal	% Sprinkled			Depreciation: 111768																			
				Depreciated Total: 253487																			
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:			Ind.Val															
Make:																							
<b>SPEC FEATURES/YARD ITEMS</b>				Parcel ID	056.A-0009-0002.0												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>				
More: N	Total Yard Items:				Total Special Features:							Total:											